



TOWN OF KENSINGTON

AROUND TOWN

May 2007

Message from the Mayor . . .

Dear Neighbors,

As promised, the Council and I have delivered on three priority State Bills: commercial zoning authority, a liquor serving amendment, and the ability to purchase our street lights. All three of these bills are vehicles to revitalizing our commercial areas and improving our sense of community; with increased foot traffic and destination points. Special thanks to Councilman Al Carr for his long hours on the streetlight bill.

We continue to have many things happening in Kensington and this edition of *Around Town* touches on some of them. Note our upcoming candidates' forum, on May 29th and the June 4th Town election (details inside). Please make every effort to vote!

This issue also contains the Town's 2008 fiscal year budget, which I formally introduced to the Council in April. A Town Meeting and public hearing will be held on Tuesday, May 29th after the candidates' forum to approve the proposed budget.

You should have all received a postcard in the mail with information on the new Town Directory. If you did not, there is a form in the back of this newsletter. The Directory is an important way of tying us together, so please take a moment to get us your information.

I would like to thank all of you who attended our Town Meeting on the 30th, where County Council Member Valerie Ervin addressed the Council and residents. Ms. Ervin was impressed with the turnout and the show of unity. In addition, thank you to everyone who participated in the Traffic and Safety forum on May 2nd. Another great attendance! Our three State Roads—Connecticut, Knowles, and Metropolitan were the main topics. With our District 18 Delegation, County Council Members, and State Highway Administration representatives present, the message of needing help was loud and clear! Stay tuned for follow-up to this issue.

One last note: As June approaches, school will be out, so keep an eye out for the kids!

Sincerely,

Peter Fosselman



Street Name Change



The Town Council is considering renaming the west portion of Mitchell Street to Kaiser Place in honor of the late Mary Jane Kaiser and the Kaiser Family. The Kaisers have been long time residents of the Town and their family has played an important role in Kensington's history. The name change would only affect the last block of Mitchell, west of Detrick Avenue.



Building Permits Issued



Addition at 3936 Washington Street
New store at 10541 Connecticut Avenue
Addition at 3421 Wake Drive



Around Town Update



CEMENT PLANT/KONTERRA: The construction estimates for the parking lot (phase 1) have been finalized with a cost just under \$700,000; The current property owner and the County will be funding \$500,000. The balance will be funded by the Town and any possible grants. If all stays on schedule, construction could begin late this summer. A third presentation was made at the April 30th Town Meeting.

SAFeway: The new parking garage is well underway with the pouring of concrete slabs. Steel will be set in July and the store is scheduled to open in late December of 2007.

WARNER CIRCLE: The Committee met on April 23rd with the Town Attorney, Suellen Ferguson and our Park & Planning representative, Brenda Sandburg. The Town did not receive State bond money this year however, our Delegation is working on alternative funding for the property. This additional funding may be a lump sum allowing the Town to move forward in an expedited fashion. The Committee will meet next on May 10th and again on May 29th.

SECTOR PLAN: The kick-off Kensington Sector Plan meeting, held on March 21st, was a huge success; having the largest public turnout for similar sector plan meetings! The Park & Planning staff is evaluating the hundreds of public comments and will be scheduling a follow-up meeting soon.



Town Official Salaries



Mayor: Annual salary of \$8,000 since 2001
Council: Annual Salary of \$2,500 since 2001
Building Inspector: Annual Salary of \$4,000 since 2005



Town Elections



MONDAY, JUNE 4, 2007 6 P.M. TO 9 P.M. TOWN HALL (ARMORY) 3710 Mitchell Street
TWO COUNCIL MEMBER POSITIONS—TWO YEAR TERMS

Nominations: Persons may be nominated for elective office in the Town by filing a certificate of nomination at the Town Office by 4:00 p.m. on or before the second Monday in May (May 14, 2007). **Voter Qualifications:** Every person who is a citizen of the U.S., at least 18 years of age, has resided within the corporate limits of the Town for thirty days and is registered in accordance with the provisions of the Town Charter shall be a qualified voter of the Town and shall be entitled to vote at any or all Town elections. **Voter Registration:** Registration by a Town resident with the Montgomery County Board of Supervisors of Elections shall be deemed registration for Town elections. Applications for such registration must be received at the County Board on the fifth Monday prior to an election (April 30, 2007). Please note: you must be registered by the County with a Town address. Town citizens, who do not register to vote with the County, may register with the Town at the Town office, Monday through Friday, 8:00 a.m. to 4:00 p.m. Town registration books close on May 29, 2007. **Absentee Voting:** Any qualified and registered voter may apply at the Town office during regular office hours for an absentee ballot if he or she cannot be present at an upcoming Town election. **Candidates' Forum:** Tuesday, May 29th; 7:30pm, Armory.

Salt River Lobster Presents Chef Kurt Friesland

Kensington Farmers Market

Come on over to Salt River Lobster's seafood market on Saturday, June 2nd, 2007 to meet Chef Kurt. You will be able to exchange recipes, get cooking tips, ask questions, and try some delicious samples of the Chef's favorite seafood dishes made from Salt River Lobster's product line. Chef Kurt will be at Salt River Lobster's location at the train station on Howard Avenue (Antique Row) from 10 am to noon. Come on by!



Upcoming Events & Meetings:



Town Meeting: Monday, May 7th; 7pm, Council Chambers.

Warner Circle Committee: Thursday, May 10th; 7:30pm, Armory.

Memorial Day: Monday, May 28th. Town Office closed.

Warner Circle Committee: Tuesday, May 29th; 6:30pm, Armory.

Candidates' Forum: Tuesday, May 29th; 7:30pm, Armory.

Town Meeting: Tuesday, May 29th; 8:30pm, Council Chambers (Public Hearing—Budget '08).

Kensington Historical Society Garden Party: Save the date! Saturday, June 9th; Details T.B.A.

Town Meeting: Monday, June 11th; 7pm, Council Chambers (Trash Collection Discussion).



Meet County Council Member, Nancy Floreen



Nancy Floreen was elected as an at-large member of the Montgomery County Council in 2002. She serves as Chair of the Transportation and Environment Committee and is a member of the Planning, Housing, and Economic Development Committee. She is Chair of the Metropolitan Washington Air Quality Committee. She also is a member of the Maryland Department of Environment's (MDE) Air Quality Control Advisory Council. She is a member of the Board of Directors of the Jewish Council on Aging, Habitat for Humanity and the Strathmore Hall Foundation and serves as Chair of the Girls in Information Technology Task Force. Nancy also continues to serve as Treasurer of the County Elected Women organization.

A Democrat, Nancy brings to the Council a wealth of experience and expertise based on 20 years service in local, state, and federal government.

In 1986, Nancy was appointed a Commissioner on the Maryland-National Capital Park and Planning Commission, where she served until 1994. As a member of the County Planning Board, she worked on the development of master plans across the county, on Silver Spring redevelopment, and on balancing the need for growth with preservation of open space and protection of existing county neighborhoods. During this period, she was elected president of the Maryland Citizen Planners Association.

More recently, Nancy worked as projects coordinator for United States Senator Barbara Mikulski of Maryland. Actively involved in municipal development and charter issues in the Town of Garrett Park, Nancy served as its Mayor. There she oversaw a local referendum, bond financing, and the securing of state, county, and federal financial support for the renovation of its Town Center, Penn Place.

Nancy has been President of the East Silver Spring Elementary School PTA and a member of the Board of Directors of the Montgomery Housing Partnership, the Silver Spring Citizens' Advisory Board, the County Commission for Child Care, the Montgomery Parks Foundation, and the Silver Spring YWCA. A former Cub Scout leader and Sunday School teacher, Nancy is an active member of the Cedar Lane Unitarian Universalist Church.

She is a founding member of Montgomery Women, a bipartisan group created in 2000 to mentor and support women of all backgrounds who seek to be effective community leaders.

Nancy received a Bachelor of Arts degree in American Studies from Smith College and her law degree from Rutgers University in Newark, New Jersey. She has worked in private practice as well as for the U. S. Department of Justice.

Nancy is married to attorney/writer David Stewart and has three adult children, all of whom attended Montgomery County Public Schools.



Minutes



Town Meeting

April 9, 2007 at 7:07 p.m.

Mayor Fosselman, Council Members Beaudet, Carr, Furman and Goldsmith, and Clerk Treasurer Engels were present. The Pledge of Allegiance was recited and a moment of silence observed.

A resident noted that she was pleased with a newly opened international food market on Metropolitan Avenue.

The variance hearing for 10419 Mannakee Street was continued from March 26th. The property owner verified that at least 15 feet existed between the proposed addition and the existing homes on each side. Residents spoke in opposition to the variance. There was no opposition from neighboring properties.

The fiscal year 2008 budget was discussed. Advantages and disadvantages of outsourcing trash removal were discussed. The budget will be introduced at the April 30th meeting.

The Mayor reported the following: he discussed pedestrian safety, traffic and speeding on Connecticut Avenue, and installing trash cans along Metropolitan Avenue at an SHA outreach meeting, he invited SHA to the May 2nd forum; the Warner Circle Meeting will be rescheduled; tree removal has begun at Warner Circle, stumps are being removed and 29 street trees will be planted; there will be plantings along Howard Avenue in the tree wells instead of baskets; the County's Department of Permitting Services met last week to discuss a memorandum of understanding between municipalities and county regarding coordination of permits; and he met with Kensington Heights regarding concerns over time restrictions on streets in Town.

Bids for the storm drain system on Mannakee Street were received and significantly higher than originally projected by the engineer.

Council Member Goldsmith reported MNCPPC is working on the terms of the lease for Kensington Cabin which may include requirements of 20% participation by minority based businesses and five solicited bids.

Council Member Beaudet reported a representative will be coming to the next meeting to discuss speed cameras.

Council Member Carr discussed speeding and safety problems with Chevy Chase View and noted the new sidewalk on Armory Avenue will make the Armory and business district more accessible.



Minutes



Elected official salaries and the last time they were increased will be published in the newsletter.

Auctioning the toys in the storage room and donating the proceeds to a charity was discussed. The Historical Society may choose some to display.

The County's Department of Public Works and Transportation will be invited to the May 2nd forum since they control signal timing, bus stops and lighting.

In response to a resident request, the Code Enforcement Officer attending town meetings quarterly or providing a report was discussed.

Council Actions

Council Member Goldsmith moved to approve the presented minutes for March 26, 2007. The motion passed unanimously.

Council Member Furman moved to approve the requested variance for an encroachment of two feet six inches in to the side yard set back on the right side and three feet into the side yard setback on the left side at 10419 Mannakee Street. He stated the house and addition were small, the property did not have a front yard, and the owner would lose outdoor space if the addition was in the back due to the topography. Council Member Carr stated the addition is towards the back, only one story on one side, and he felt it met the minimum necessary. Council Member Beaudet stated the addition was reasonable and there was a hardship due to topography. He expressed concern that neighboring properties may need a variance if they were to build into their side yards; however he stated neighboring properties have been notified and have not objected. The motion passed with a three to one vote. Council Member Goldsmith voted against the variance because he felt the requested variance was not the minimum necessary to overcome the hardship due to the addition extending into the side yard on both sides.

Council Member Goldsmith moved to adjourn the meeting at 8:15 p.m. The motion passed unanimously.

Ernest Memorial Park

The Town is in the process of developing a plan to refurbish Earnest Memorial Park. Some basic guidelines will be formulated and placed out for bid. We need information on the history, concerns, and any other matters the Town should call to the attention of the probable designer. The concept may include new landscaping, a water feature, and adjustments to the monument and flag poles. Please contact the Mayor at 301-949-2424 or email: mayor.fosselman@tok.md.gov.

Request for Proposal

The purpose of this solicitation is to request a proposal for design services for a parking lot in the Town of Kensington, on Metropolitan Avenue.

Scope of Work

The work consists of civil engineering, surveying and planning services associated with the development of a sixty space parking lot on 1.9 acres, bounded by St. Paul St. to the west, Metropolitan Ave. to the north, and the CSX railway tracks to the south. Designed by others, greenways, storage for bicycles, and a storm water collection system, that includes bioretention, shall be included in the design. It is anticipated the successful bidder will be responsible for obtaining the necessary permits for construction of the facility

Contact & Due Date

For additional information, please call Mike Wojton, Public Works Director at 301-949-2424 between the hours of 7:00 AM and 3:00 PM; Mon. through Fri or michael.wojton@tok.md.gov. All proposals shall be submitted to the Town of Kensington by 3PM May 11, 2007. Proposals may be emailed to the above address or mailed to: Mike Wojton, Town of Kensington, 3710 Mitchell Street, Kensington, Maryland 20895.

New Town Directory

If you would like your information published in the new Town Directory, please complete this form as you wish it to appear in print. You may mail the completed form to resident and volunteer, Maureen Casey Cappadona, 3929 Prospect Street, Kensington, MD 20895 or email the information to MAUREEN.CAPPADONA@LongandFoster.com. Town residents only, please.

NAME(s) _____

ADDRESS: _____

HOME PHONE: _____ OFFICE PHONE: _____

CELL PHONE: _____ EMAIL: _____

CHILDREN'S NAMES: _____

Town of Kensington
3710 Mitchell Street
Kensington, MD 20895



Did You Know



A **mayor** (from the Latin *māior*, meaning "larger", "greater") is the modern title of the highest ranking municipal officer. In many systems, the mayor is an elected politician who serves as chief executive and/or ceremonial official of many types of municipalities. Worldwide, there is a wide variance in local laws and customs regarding the powers and responsibilities of a mayor, as well as the means by which a mayor is elected or otherwise mandated. The word derives from Latin *maior* ("major", "greater") which developed like such terms as *senior* ("elder") to mean (in) chief. In spite of its Latin etymology, "mayor" was not a Roman office, as Roman *municipia* were rather governed by collegial magistrates bearing various titles, such as "Consul" or various terms expressing their number (e.g. *duumvir*, two), or even titles of pre-Roman local origin.

Contact us at 3710 Mitchell Street, Kensington, MD 20895
Phone: 301-949-2424; Fax: 301-949-4925
Email: mayor.council@tok.md.gov; Web Site: www.tok.md.gov

REVENUE

LOCAL TAXES

| | |
|--|---------|
| Real Property Tax (constant yield tax rate .139) | 541,809 |
| Personal and Ordinary Business Tax | 100,000 |

SHARED

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|------------------------|---------|
| State Highway User Tax | 136,400 |
| Income Taxes | 520,000 |

LICENSES

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|---------------------|--------|
| Building Permits | 6,000 |
| Traders' Licenses | 14,000 |
| Cable Franchise Tax | 15,000 |

INTERGOVERNMENT

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|------------------------|---------|
| County Revenue Sharing | 134,093 |
| Bank Shares | 4,226 |

OTHER

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|---|---------|
| Interest | 50,000 |
| Town Hall Rentals | 31,000 |
| Municipal Events | 12,000 |
| Open Space Grant for Parks/Town Hall Renovation | 100,500 |
| Cement Plant Parking Lot | 500,000 |
| Code Infractions/Parking Permits | 1,000 |
| Miscellaneous | 5,000 |

TOTAL REVENUES

\$ 2,171,028

EXPENDITURES

GENERAL GOVERNMENT

OPERATIONAL EXPENSES

STAFF

| | |
|--|---------|
| Administrative Salaries | 177,900 |
| Social Security/Unemployment | 15,300 |
| Health/Life/Disability Benefits | 44,300 |
| Pension Fund | 17,000 |
| Training/Seminars | 1,500 |
| Drug Testing | 1,000 |
| Mayor and Council Compensation | 18,000 |
| Mayor/Council Legislative, Education, Travel | 10,000 |
| Building Inspector | 4,000 |

TOTAL **289,000**

PROFESSIONAL SERVICES

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|-----------------------------|--------|
| Attorney | 25,000 |
| Audit | 11,000 |
| Other Professional Services | 10,000 |
| Web Site Maintenance/Design | 10,000 |

TOTAL **56,000**

TOWN GOVERNMENT OPERATIONS

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|-----------------------------------|--------|
| Town Hall Repairs and Maintenance | 50,000 |
| Town Hall Utilities | 47,000 |
| Office Expenses | 20,000 |
| Office Equipment/Furniture | 8,000 |
| Insurance | 35,000 |
| Dues and Fees | 6,600 |
| Miscellaneous | 2,000 |

TOTAL **168,600**

ANNUAL AND SPECIAL EVENTS

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|------------------|--------|
| Municipal Events | 25,000 |
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TOTAL **25,000**

TOTAL OPERATIONAL EXPENSES **538,600**

DISCRETIONARY EXPENSES

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|---|---------|
| Planning and Zoning Services | 30,000 |
| Town Hall Equipment | 14,000 |
| Town Hall Renovations (offset by \$75,000 in revenue) | 150,000 |
| Commercial Revitalization | 20,000 |

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|---|----------------|
| Cement Plant Parking Lot (offset by \$500,000 in revenue) | 700,000 |
| TOTAL DISCRETIONARY EXPENSES | 914,000 |

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| TOTAL GENERAL GOVERNMENT EXPENSES | \$ 1,452,600 |
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EXPENDITURES

PUBLIC WORKS

OPERATIONAL EXPENSES

STAFF

| | |
|---------------------------------|---------|
| Salaries | 223,400 |
| Social Security/Unemployment | 18,700 |
| Health/Life/Disability Benefits | 57,100 |
| Pension Fund | 19,000 |
| Training/Seminars | 3,500 |
| Uniforms | 2,000 |
| Workers Compensation Insurance | 20,700 |

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| TOTAL | 344,400 |
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EQUIPMENT

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| Vehicle Expenses Fuel | 6,500 |
| Small Equipment/Maintenance and Repairs | 5,000 |
| Vehicle Maintenance/Repair | 30,000 |
| Shop Supplies/Tools | 3,000 |

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| TOTAL | 44,500 |
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REFUSE COLLECTION

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|-------------------|---------|
| Refuse Collection | 147,430 |
| Recycling | 44,600 |

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| TOTAL | 192,030 |
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INFRASTRUCTURE

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| Street Light Utilities | 65,000 |
| Street Sweeping | 11,800 |
| Park Equipment/Maintenance and Repairs | 6,000 |
| Sidewalk Maintenance/Reconstruction | 75,000 |
| Street Maintenance | 25,000 |
| Bridge Reconstruction | 7,200 |
| Street Reconstruction | 325,000 |
| Stormdrain Maintenance/Reconstruction | 25,000 |

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| TOTAL | 540,000 |
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| OTHER | |
| Tree Maintenance and Other Landscaping | 60,000 |
| Garage Maintenance/Utilities | 5,000 |
| Miscellaneous | 1,000 |
| TOTAL | 66,000 |

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|-----------------------------------|-------------------------|
| <i>TOTAL OPERATIONAL EXPENSES</i> | <i>1,186,930</i> |
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EXPENDITURES

PUBLIC WORKS

DISCRETIONARY EXPENSES

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|---|--------|
| Traffic Calming | 13,000 |
| Traffic Enforcement | 27,000 |
| Ernest Park (offset by \$25,500 in revenue) | 34,000 |
| Kensington Cabin | 20,000 |
| Street Light Upgrades | 50,000 |
| Street Sign Program | 8,000 |

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| <i>TOTAL DISCRETIONARY EXPENSES</i> | <i>152,000</i> |
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| TOTAL PUBLIC WORKS EXPENSES | \$ 1,338,930 |
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| TOTAL EXPENSES | \$ 2,791,530 |
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| FROM UNSPENT SURPLUS | \$ 620,502 |
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| REVENUES OVER (UNDER) EXPENDITURES | \$ 0 |
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|--------------------------|-------------------|
| REMAINING SURPLUS | \$ 640,275 |
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